

SETON HALL UNIVERSITY SCHOOL OF LAW  
CENTER FOR SOCIAL JUSTICE  
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August 31, 2004

**VIA FACSIMILE AND REGULAR MAIL**

Anthony Cupano  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
P.O. Box 18550  
Trenton, New Jersey 08680-2085

**Re: 13% Rent Increase Request at Georgia King Village**

Dear Mr. Cupano:

I represent the Greater Newark HUD Tenants Coalition ("HTC"), which represents tenants in subsidized developments throughout Newark, including residents at the Georgia King Village Apartments. On June 18, 2004, the development posted a notice indicating its intent to seek a 13% rent increase, and indicated further that tenants had fifteen days within which to submit comments concerning the rent increase request. The notice noted further that the materials supporting the request would be made available to tenants for the 15-day period. In fact, these materials were not made available to tenants, and, moreover, the specification of a 15-day inspection period violated the explicit mandate of federal law, which grants tenants a 30-day period to inspect and comment upon materials submitted in support of a rent increase request. See 24 C.F.R. 245.310 ("At least 30 days before submitting a request to HUD for approval of an increase in maximum permissible rents, the mortgagor must notify the tenants of the proposed rent increase."). In order to vindicate tenants' federally-protected right to participate in the rent increase process, particularly in light of Georgia King's request for a large 13% increase in rent, HTC respectfully requests that you extend by 30 days the period within which tenants have to comment upon the proposed rent increase, and require further that Georgia King make available all materials supporting the rent increase request.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Shavari D. Jeffries', with a stylized, overlapping loop at the end.

Shavari D. Jeffries, Esq.

cc: Frank Hutchins, HUD Tenants Coalition  
Art Reyes, Georgia King Village